

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

6-1

MEETING DATE July 14, 2005	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Michael Puhek	FILE NO. DRC2004-00195
SUBJECT A request for a Conditional Use Permit to allow a new 8,924 square-foot commercial building and remodel of an existing structure to include a tower, decorative entryway, and outdoor dining area. The project will result in the disturbance of approximately 0.50 acres of a 0.94-acre parcel. The proposed project is within the Commercial Retail land use category and is located at 671 W. Tefft Street in the community of Nipomo. The site is in the South County (Inland) planning area.			
RECOMMENDED ACTION 1. Consider and rely on the Negative Declaration that was previously adopted on original adoption date. 2. Approve Conditional Use Permit DRC2004-00195 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.			
LAND USE CATEGORY Commercial Retail	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 092-130-084, -085	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Sec. 22.112.080. Nipomo Urban Area – Connection to community sewers			
EXISTING USES: Commercial offices, a small restaurant, and a drainage basin on site			
SURROUNDING LAND USE CATEGORIES AND USES: North: Commercial Retail/Shopping Center East: Commercial Retail/Commercial South: Residential Multi Family/Residence West: Commercial Retail/Commercial			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Group, Public Works, Ag Commissioner, CDF, Nipomo Community Services District, Cal Trans			
TOPOGRAPHY: Nearly level to moderately sloping		VEGETATION: Grasses, forbs, ornamentals	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: CDF		ACCEPTANCE DATE: June 14, 2005	

6-2

PROJECT HISTORY

Development Plan D940200D was approved at the site in May 1995 for a commercial business center of 20,600 square feet. The site also includes a drainage basin and 104 parking spaces. A second Development Plan (D020050D) and Parcel Map (CO 02-0246) were approved in 2003 for an additional commercial building on the south side of the property. Later that year, the Department of Planning & Building issued a construction permit (PMT 2002-14327) in accordance with the approved Development Plan. The Development Plan (CUP) subsequently expired in 2005. The current application is for a Conditional Use Permit to replace the expired CUP, which includes a site layout and building plan nearly identical to the original Development Plan. In 2005, the applicant applied and received approval of a one-year time extension for the original construction permit. The extended construction permit has been temporarily suspended pending approval of this new Conditional Use Permit.

PROJECT ANALYSIS

The proposed project is a Conditional Use Permit to allow the construction of an additional 8,924 square foot commercial building. Nine new parking spaces are proposed in addition to the existing 104 spaces. The proposed new commercial building is located at the south end of the site behind the existing business center. A remodel is also proposed at the front of the existing building that faces Tefft Street. The remodel will include a new tower, decorative entryway, and outdoor dining area. The tower will be used to add and enhance the architectural design of the existing structure. A new covered porch and patio at the front of the existing building have been proposed to enhance the entrance of the site along Tefft Street and provide outside seating for the existing restaurant.

Ordinance Compliance:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Setbacks		
Front	10'	34'
Side	0'	10'
Rear	0'	20'
Height	35 feet	26' 4" feet
Parking	98	104 existing, 9 additional proposed
Signs	100 square feet	Sign plan required as condition of approval
Landscaping	Landscaping plan required	Landscaping plan provided, complies with minor change to allowed species

PLANNING AREA STANDARDS:

The planning area standards for this site include the requirement to have a connection to the community sewer. The project will be connected to community sewer.

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MAJOR ISSUES

Future Tanis Road Extension.

County Staff has identified a future local road to connect Mary and Blume Streets on the south boundary of the proposed project site. The connection of this local road will help satisfy the General Plan circulation concept for the downtown area of Nipomo. Due to the more severe topography on the south boundary of the property, a smaller portion of the right-of-way will be dedicated from the subject property. Staff has included conditions for the applicant to provide a 5-foot dedication of right-of-way along the south property line for the local road. An additional 10-foot slope easement will be required adjacent to the proposed right-of-way. No street improvements will be required with the current proposal; however, future land use permits for additional structures may require street improvements for this local road.

NIPOMO COMMUNITY ADVISORY GROUP COMMENTS: Land Use subcommittee recommends approval.

AGENCY REVIEW:

Public Works - Recommend approval. Road along southeasterly property line be constructed to A-2 urban section within a min. 40 foot (revised to 5') dedicated right-of-way as shown on West Tefft Corridor Design Plan. Drainage plan and calculations to verify basin has adequate capacity.

CDF – Fire safety letter dated April 6, 2005 attached. Includes conditions for roof access, fire flow, water supply, setbacks, access.

LEGAL LOT STATUS:

The two existing lots were created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Brian Pedrotti and reviewed by Kami Griffin.

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FINDINGS - EXHIBIT A

Environmental Determination

- A. The project is consistent with the previously approved Negative Declaration (ED02-329) on Dec. 30, 2002.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the commercial building does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the commercial building is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on W. Tefft Street an arterial road constructed to a level able to handle any additional traffic associated with the project

EXHIBIT B - CONDITIONS OF APPROVAL

6-5

Approved Development

1. This approval authorizes:
 - a. a new 8,924 square-foot commercial building and remodel of an existing structure to include a tower, decorative entryway, and outdoor dining area. The project will result in the disturbance of approximately 0.50 acres of a 0.94-acre parcel.
 - b. maximum height is 45 from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan. The architectural elevations shall include all elements shown on the approved plans, including concrete tile roofing, tile insets on the wall face, arched entryways, and kickers. The towers shall be consistent with the elevations, with the inclusion of rafter tails, trellis elements, and decorative arched entryway.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
4. **Prior to issuance of the land use permit**, the applicant shall submit a revised landscaping plan showing replacement trees for the proposed Windmill Palm, and Eucalyptus.
5. **Prior to issuance of the land use permit**, the applicant shall submit a shared parking agreement to include the entire site to be reviewed and approved by County Counsel.

Access and Improvements

6. The applicant shall offer for dedication:
 - a. For future road improvement, a 5-foot right-of-way along the southerly property line.
 - b. For future road improvement, a 10-foot slope easement immediately adjacent to the right-of-way in item (a) above."

Drainage

7. Prior to the issuance of building permits, the applicant shall provide a drainage plan to the Public Works Department for review and approval, subject to Chapter 22.52 of the Land Use Ordinance.

Signage

8. Prior to issuance of building permits, the applicant shall provide a sign program for proposed signs. The sign program for the site shall be in compliance with Chapter 22.20 of the Land Use Ordinance.

6-6

Fire Safety

9. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated April 6, 2005.

Services

10. **At the time of application for construction permits**, the applicant shall provide a letter from the Nipomo Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

11. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

12. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
13. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
14. **Prior to final building inspection**, landscaping in accordance with the revised approved landscaping plan shall be bonded for or installed. If bonded for, landscaping shall be installed within 60 days after final building inspection and thereafter maintained in a viable condition in perpetuity.

On-going conditions of approval (valid for the life of the project)

15. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
16. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

** For grading and drainage information refer to Grading and Drainage plans

1. **Pay parking lot signing prior to election posts.**
2. **Hand-dropped parking signage and detail 50% & 50/50.**
3. **Postage sent among per City of Inglewood students.**
4. **Postage sent among per City of Inglewood students.**
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DEMOLITION ACTIVITIES

CONSTRUCTION PHASE EMISSIONS

CONSTRUCTION PHASE EMISSIONS

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NATURALLY OCCURRING ASBESTOS

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PLEASE REFER TO THE CATALOG WITH PAGE

(WWW.SLICKLEANER.ORG/BUSSINESS/ASBESTOS.A
REGIONS THAT PROVIDE TRAINING FOR

REPAIRING THE REQUIREMENTS FOR MAINTAINING QUESTION CONTACT KAREN BROOKS OF THE EPA

[illegible]

Site Improvement Plan

⚠ PLAN CHECK CORRECTIONS COUNTY OF BLO 08.08.2003.kp
⚠ PLAN CHECK CORRECTIONS COUNTY OF BLO 11.04.03.kp

ARCHITECT:
LGA
LEONARD GRANT, ARCHITECT
LINTHICHOFF RICHMOND GROUP
1400 BULLIVANT ST. FIFTH FLOOR BEAN OJ. AVE.
SAN FRANCISCO, CA 94104

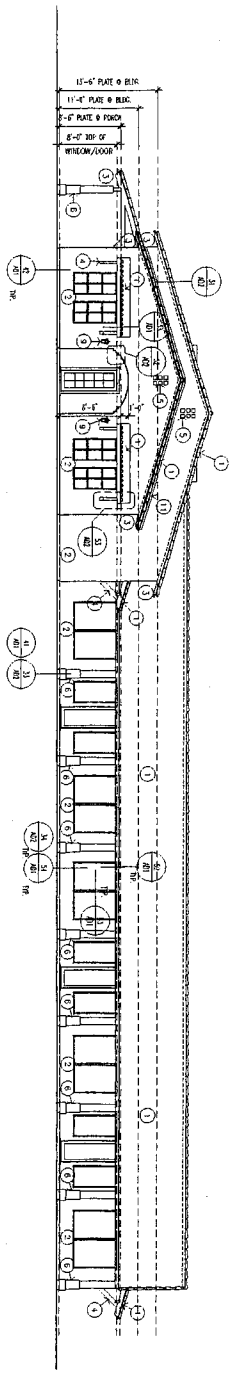
Tefft Center Additions
Office Building - Camponile - Porch
671 Tefft Street
Hesperia, Ca.

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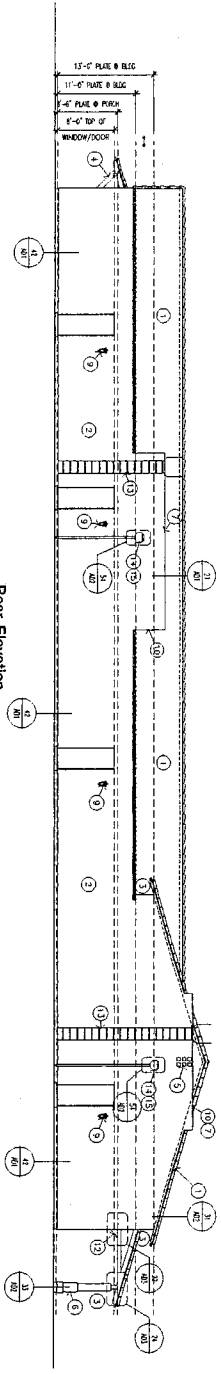
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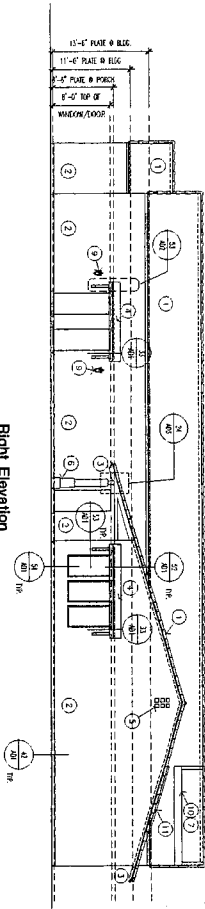
Front Elevation



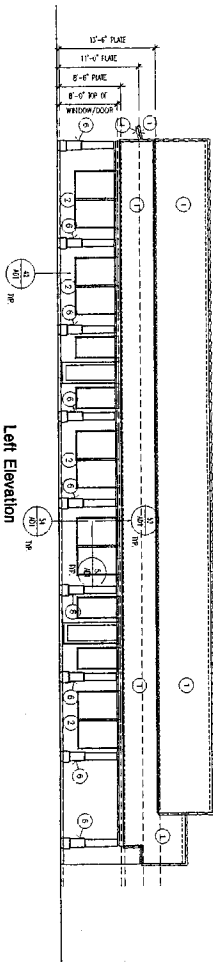
Rear Elevation



Right Elevation



Left Elevation



ELEVATION REFERENCE NOTES

1. ROOFING - CLUES TO THE REMOVAL OF ROOFING MATERIALS SHALL MATCH EXISTING. VERIFY WITH OWNER/DESIGNER.
2. EXTERIOR WALL / SPOUT FINISHES - EXTERIOR WALLS TO BE 7/8" STUCCO. OVER NEW LATH & BUILDING PAPER. STUCCO FINISH SHALL BE 20' 20' SAND FINISH TO MATCH STUCCO COLOR SHALL MATCH EXISTING. OVERHANG - 24" PROJECTION - 48" ROUGH SWAN OFFER TAIL WITH 6" 1/2" SHAVED CUTTER. SEE ROOF PLAN FOR DOWN SPOT LOCATIONS. UNCL.
3. ROOFING - CLUES TO THE REMOVAL OF ROOFING MATERIALS SHALL MATCH EXISTING. VERIFY WITH OWNER/DESIGNER.
4. ROOFING - CLUES TO THE REMOVAL OF ROOFING MATERIALS SHALL MATCH EXISTING. VERIFY WITH OWNER/DESIGNER.
5. THE ROOF.
6. WOOD COLUMN W/ STUCCO OVER ROOF. SEE DETAIL 33/402.
7. HORIZONTAL SURFACES SHALL HAVE SELF-SEALING BUTTERFLY MEMBRANE.
8. COPPER DOWNSPUT: Refer to drainage plan for point of discharge.
9. EXTERIOR LIGHT: Mounting height and projections per CBC Section 11338.8.2 and Section 11338.9.1. Refer to electrical plans for additional information.
10. STUCCO PROTECT WALL.
11. GSM wall flashing.
12. 4x8 roller table.
13. Access ladder. Refer to Plans for additional information. See 43 & 44/AL.1
14. 12"x15" scupper per 41/AD.2
15. Collector box w/ overflow. Connect to 3" downspout.

Exterior Elevations

PLAN CHECK CORRECTIONS COUNTY OF BLO 06052009 10
PLAN CHECK CORRECTIONS COUNTY OF BLO 104025 10

DESIGN ARCHITECT:
simon puglisi co.
ARCHITECT: **IGA**
LEONARD GRANT, ARCHITECT

Telft Center Additions
Office Building - Camperle - Porch
675 Telft Street
Moline, IL

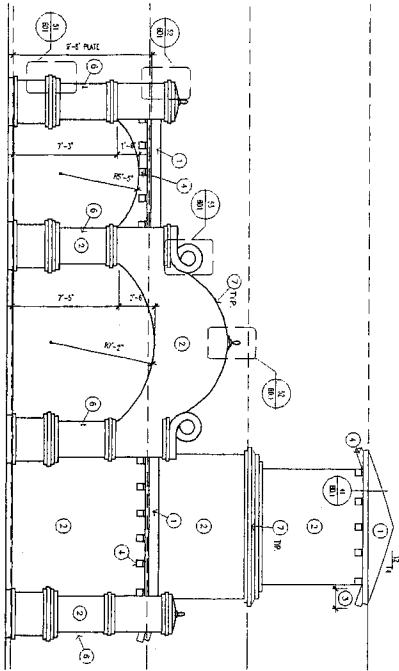


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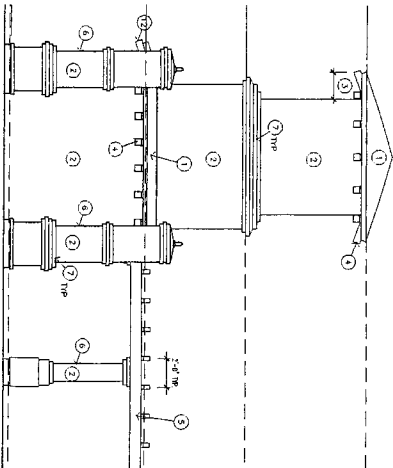
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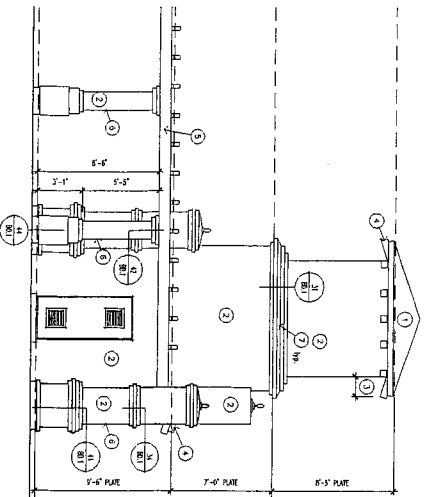
Front Elevation



Right Elevation



Left Elevation



ELEVATION REFERENCE NOTES

1. ROOFING - GLASS, IR. PRE-PAINTED ROOF
CONCRETE, 5" TIE OVER ONE LAYER
OF 3/4" ROLLED ROOFING
2. EXTERIOR WALL / SOFFIT FINISHES - EXTERIOR WALLS TO BE 7/8" STUCCO,
OVER METAL LATH & BUILDING PAPER. STUCCO FINISH SHALL
BE 20/30 SAND FINISH. LA HABRA STUCCO
3. OVERHANG - 24" PROJECTION - 4/8" ROUGH SWAN WATER TAIL,
WITH 6" V-SHAPED GUTTER. SEE ROOF PLAN FOR
CORNER RAILER TAIL AND GUTTER.
4. 4/8" roller balls.
5. Wood trills per structural plans
6. Wood framed column.
7. Horizontal surfaces shall have self-sealing bubble membrane

Campanile
Exterior Elevations

PLAN CHECK CORRECTIONS CITY OF SLO 06.06.0002.0001
PLAN CHECK CORRECTIONS CITY OF SLO 06.06.0002.0001

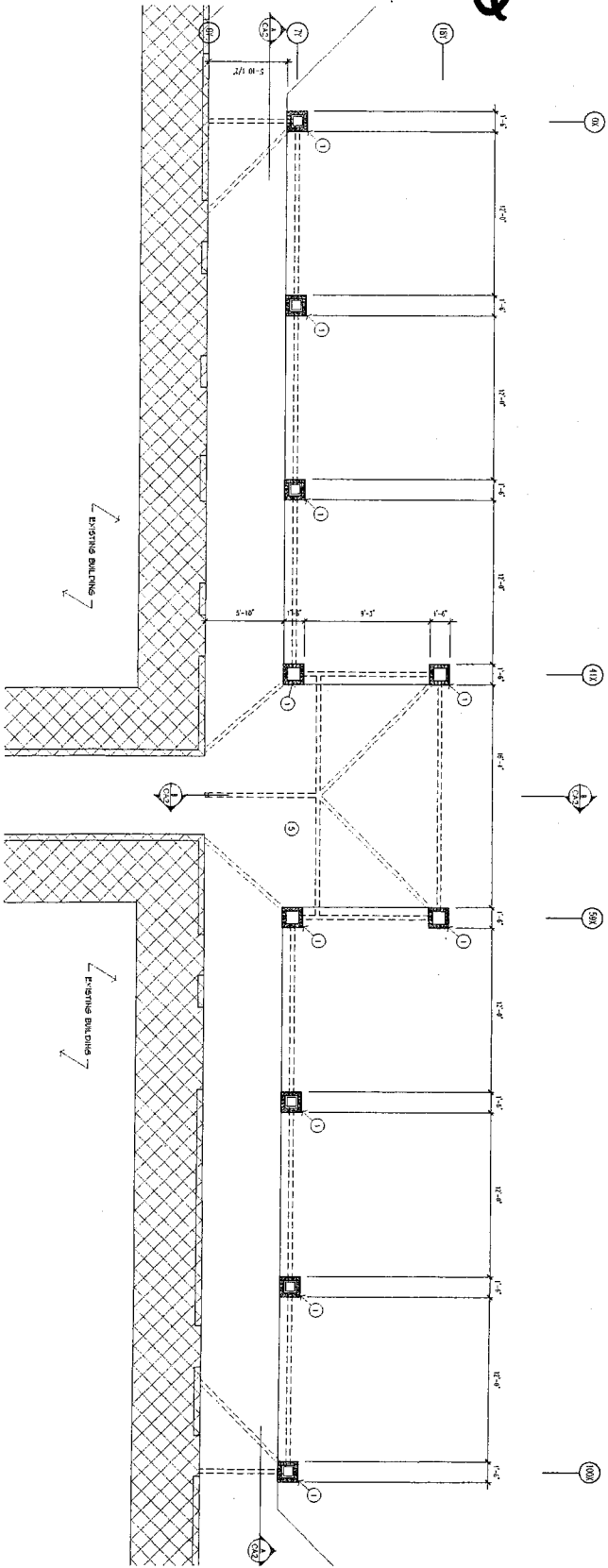


Tefft Center Addition
Campanile - Porch
671 Tefft Street
Nipomo, CA

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OF CONTRACT AND
LGA WILL BE RESPONSIBLE
FOR ALL COSTS OF
LITIGATION.

BA.2

Rev. 1.0 December 2001




PLAN REFERENCE NOTES

CERTIFICATION	REMARKS
	2-4 Slabs at 15' o.c. Refer to structural plans for additional requirements
	2-6 Slabs at 15' o.c. Refer to structural plans for additional requirements
	2-8 Slabs at 15' o.c. Refer to structural plans for additional requirements

Concrete work: Refer to structural plans for additional requirements

Footing walls to foundation

1. Sloped or wind column. Refer to structural plans for additional information. 
 2. Not used
 3. 36" High Garden wall
 4. Handicap per note in 2 sheet, MC 1
 5. Exterior wall note: refer to site and grading plans for additional information.
 6. Items Refer to structural plans for additional information.
 7. Umbrellas
- NOTE: Refer to Sheet E. for electrical plans.

NOTE: Refer to Sheet E, for electrical plans.

Porch - Floor Plan



PLAN CHECK CORRECTIONS CITY OF SLO 08.06.2003 kp
PLAN CHECK CORRECTIONS CITY OF SLO 11.04.2003 kp

LGA
LEONARD GRANT, ARCHITECT
LIVERMORE BUCKEN GORDY
545 DELAWARE ST. FARMINGTON, CT 06030
PH: 860.472.7318 FAX: 860.472.7998

Tefft Center Additions
Campanile - Porch
871 Tefft Street
Nipomo, Ca.

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Scale 1 = 4

CA-1

Date: 15 December 2003

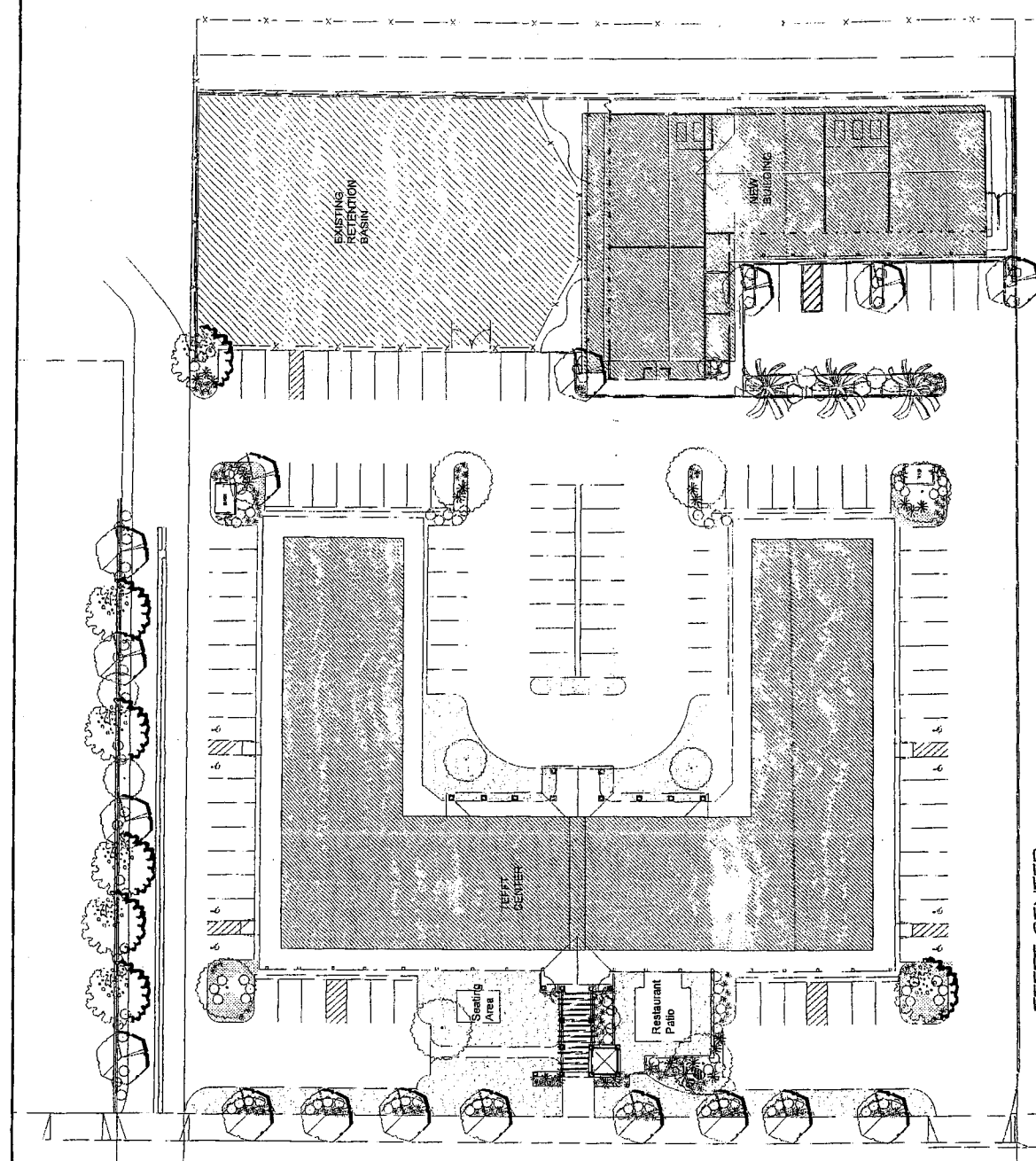


Project Manager: Terry Lee, ASLA
Landscape Architect

Client: LGA Architects
849 Deliver Street
Pismo Beach, CA
805 773 7113

Project, Term Center
Conceptual Landscape Plan

Consultant: **good green earth landscape co.**
LANDSCAPE ARCHITECTURE
175 EASTING HOUSE BLVD SU
100 • NEWTON, MASS 02459
617/552-1000

TEFFT CENTER
CONCEPT LANDSCAPE PLAN


Prunus cerasifera.....Flowering Plum (Street Trees)

Existing trees to remain in place.

Platanus aerifolia....London Plane Tree

Trachycarpus fortunei... Windmill Palm

3' Cubbed Landscape Boulders

 Vines at Trash Enclosure/Trellis

Ground Covers

New and Existing Turf

[illegible][illegible]

WATER CONSERVATION

This design collects peak rainfall and irrigation systems are not subject to the site soil, climate and environmental conditions. The design is based on the rainfall data from the Sunset Western zone 14.17 Central Coast. The plant material chosen refers to this area with low water usage and low maintenance. The turf chosen is a drought tolerant variety. The design is based on the rainfall data to provide minimum coverage with low spray heads in the turf or drip emitters in the planted areas.

GENERAL NOTES

EXISTING TREES















































1. The largest of the existing forest (over 7") are being saved.

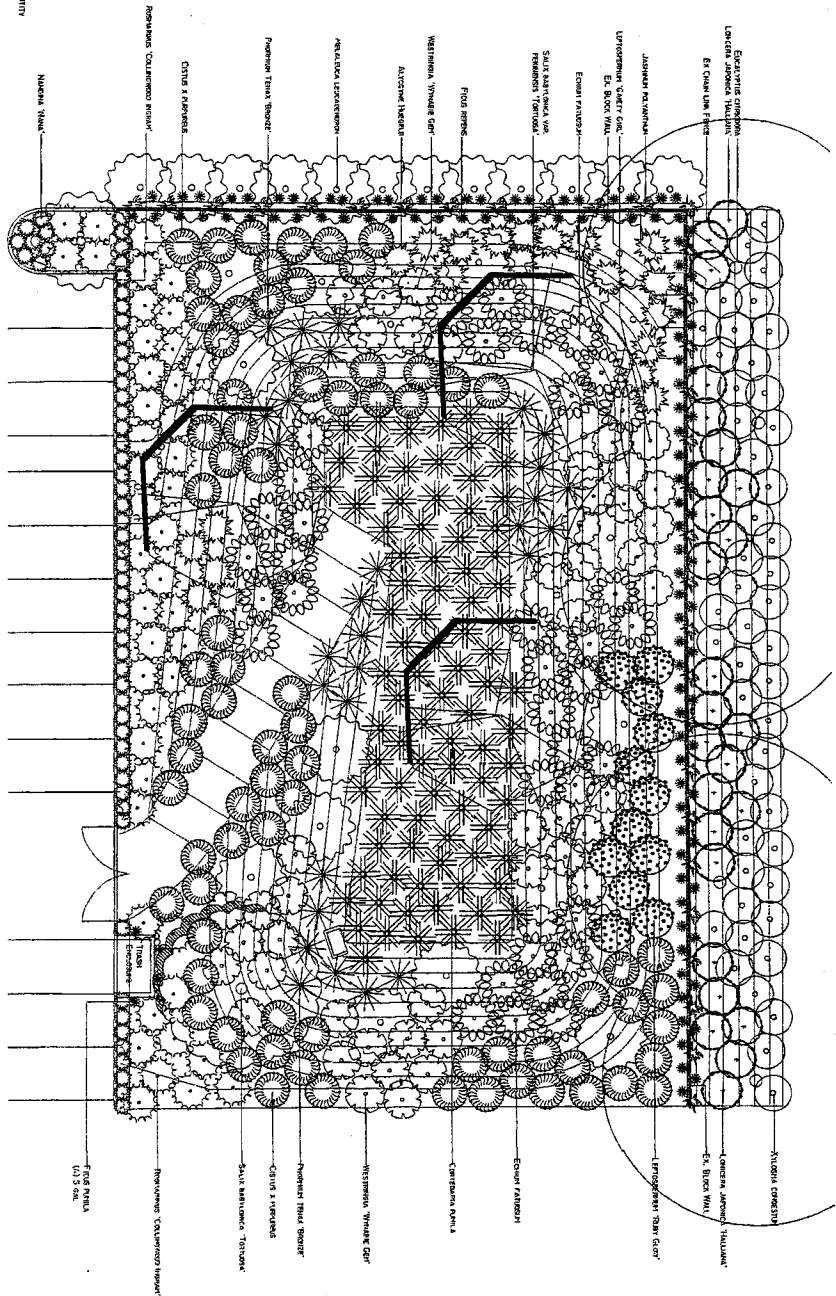
2. All trees less than 6" dbh will be removed and replaced with a total (8) 10" dbh flowering plum trees. Additionally, a total of (18) new trees will be added to the site.

EXISTING LANDSCAPE

NEW BUILDING
1. The landscape around new proposed building on the rear plot will be similar to the existing open landscape with some Palm trees and different shrubs to add interest to the site. The rear plot will not fall in the rear building landscape.

6-15

	Botanical Name	Common Name	Size	Quantity
	Artemisia deserti	Blunt thistle	5 dm, 20	1
	Ornithoglossum	Thistle	5 dm, 85	1
	Centrosema pinnatifidum	Thistle	5 dm, 75	1
	Centrosema pinnatifidum	Thistle	5 dm, 20	1
	Centrosema pinnatifidum	Thistle	5 dm, 4	1
	Centrosema pinnatifidum	Thistle	5 dm, 100	1
	Centrosema pinnatifidum	Thistle	5 dm, 4	1
	Centrosema pinnatifidum	Thistle	5 dm, 2	1
	Centrosema pinnatifidum	Thistle	5 dm, 12	1
	Centrosema pinnatifidum	Thistle	5 dm, 1	1
	Centrosema pinnatifidum	Thistle	5 dm, 20	1
	Centrosema pinnatifidum	Thistle	5 dm, 2	1
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Planting Notes

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FERTILIZER WITH ADSORBENT FERTILIZER TABLETS ACCORDING TO PLANT SIZE

1 GAL PLANT = 1 TACQUIT
6 GAL PLANT = 3 TACQUIT

15 mL FLASK = 5 TABLETS
Box limits = 3 TABLETS/ 3" OF BOX WIDTH

[illegible]

ALL TRIPS SHOULD BE OCCUPY-STANDARD LIVING

LOGS CUT FOR 15 CAL AND 26" BOX TRUCKS.

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BARK MULCH
INSTALL A 2" LAYER OF CORNELL HARBARK.

DOF EUGENE

FORNIA SHOULD BE PREPARED TO COM-

AREAS UPON COMPLETION OF THE PLANTING,
AFTER APPLICATION.

Downloaded from <http://ajphaphysocpharm.sagepub.com> at 11:01 11 November 2014

Revisions	Date	By
Rev. #1	3/6/02	TAJ
<p>Plans By: Ambience Garden Design 715 Cornwell Ave Arroyo Grande, CA 93420 Phone: (805) 473-6506</p> <p>Prepared For: Bosch Landscape Co., 2225 Huasna Road Arroyo Grande, CA 93420 Phone: (805) 481-6175</p>		

Landscape Plan



Nipomo Center
Owner: Cliff Branch
671 W. Teft
Nipomo, CA

Scale: 1" = 10' - 0"

Date: 3/18/2002

Drawn By: T.A.

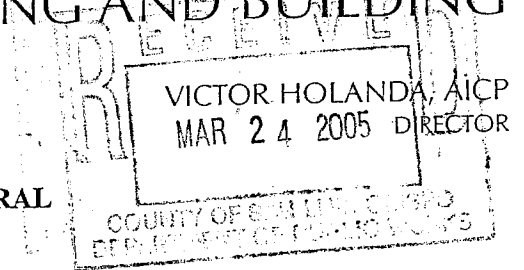
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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

6/16

THIS IS A NEW PROJECT REFERRAL



DATE:

3/15/05

FROM:

PW

PUHEK

FROM:

South Co. Team
(Please direct response to the above)

DRC2004-00195

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
BOARD FOR THE PLANNERS

PROJECT DESCRIPTION: CUP → 8,924 SF Commercial bldg.
w/ 9 additional parking spaces. (remodel of the existing
structures to include a bell-tower → 180 SF.) Lot size - .94
acres. APN: 092-130-016 → 084. See exp. pmt. D020050D,
which exp. 2/05, for further details.
Return this letter with your comments attached no later than: 3/30/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO (Please go on to Part III)
☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND APPROVE. A ROAD ALONG THE SOUTHEASTERNLY PROPERTY LINE BE
CONSTRUCTED TO AN A-2 URBAN SECTION WITHIN A MIN. 40 FT DEDICATED R/W.
THIS IS ~~MINIMUM~~ ONE OF THE STREETS SHOWN ON THE WEST TERT CORRIDOR STUDY AND
WILL CONNECT BLUME WITH MARV AVE. (SEE ATTACHED). DRAINAGE PLAN & CALC'S TO VERIFY
BASIN HAS ADEQUATE CAPACITY.

12 APRIL 2005
Date

GOODWIN
Name

5252
Phone

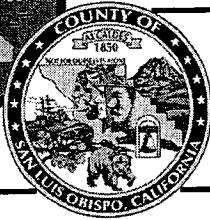


WEST TEFFT STREET CORRIDOR STUDY CIRCULATION PLAN

LEGEND

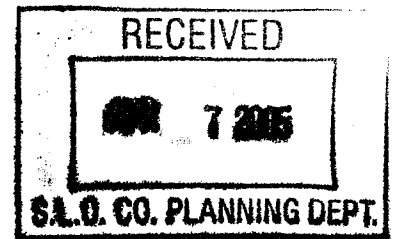
- = EXISTING TRAFFIC SIGNAL
- = FUTURE TRAFFIC SIGNAL

6-17



SF

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CDF/San Luis Obispo County Fire Department

635 North Santa Rosa Street • San Luis Obispo • California • 93405
Phone: 805-543-4244 • Fax: 805-543-4248

April 6, 2005

County of San Luis Obispo
Department of Planning/Building
County Government Center
San Luis Obispo, CA 93408

Dear South County Team,

COMMERCIAL MINOR USE PLAN

Name: Puhek **Project Number: DRC2004-00195**

The Department has reviewed the minor use plans submitted for the proposed commercial building project located at 671 W. Tefft St., Nipomo. The property is located within the high fire hazard severity area, and will require a minimum 5 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2001 California Fire Code (CFC), the 2001 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

Roof Coverings:

The roof type will have to be consistent with the requirements of Table 15A of the 2001 CBC and no less than a Class 'B' roof.

Roof Access:

- All buildings over 18 feet in height will have fixed laddering at two exterior remote locations or provide landscaping which reduces the ladder access height to 18 feet. The exception to this requirement is if the building has a protected stairway to the roof.
- Buildings must have a protected stairway access to the roof if the building is over 25 feet in height and the building is over 5,000 square feet in area. The stairwell must be accessible from the exterior of the building and at a location approved by the Fire Department. A permanently attached sign must be posted stating "Roof Access".

Exception: Roof access is not required if the roof has a slope steeper than 4 units vertical and 12 units horizontal (33%).

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Fire Flow Requirements:

Must comply with the requirements outlined in the Water Supply Standard which is available on the website, www.cdfslo.org on the permits page.

Water Supply Connection:

Fire hydrants are to be located as outlined in Appendix III B of the CFC. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

Fire Protection Systems:

This project will require installing fire sprinkler system in all buildings over 5000 sq. feet. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be located within 20 feet of a County standard hydrant and visible on fire engine approach to the building. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

Technical Report:

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at <http://www.cdfslo.org>. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 1002 and Standards 10-1. The contractor shall be licensed by the State Fire Marshal.

Exiting:

All egress and exiting requirements shall comply with the California Building Code to provide egress from the building to the public way.

Building Set Backs:

A minimum 30-foot setback shall be provided from all property lines, PRC 4290, Section 1276.01.

Note: Setbacks are subject to County Planning Department approval.

Defensible Space and Construction Type:

Each building site will be built with a "Defensible Space". PRC 4291 requires all structures to have a 30 to 100 feet clearance of flammable vegetation. This does not mean all vegetation must be removed but that the vegetation shall not provide a means of readily transmitting fire. Building sites should be located so that the structure is not directly above or below a topographic "chimney." The construction type should be designed to withstand a wildfire. This would include a class A roof, unexposed venting, fire resistant exterior walls, unexposed rafters, windows appropriately placed, LPG tanks properly placed, fire resistive decks and balconies, and other fire resistive construction techniques. All landscaping should be

6-20

of fire resistive plants, preferably natives. A **Wildland Fire/Vegetation Management Plan** must be developed and approved by CDF.

Commercial Access Road:

- A commercial access road must be 20 feet wide for two way traffic.
- A commercial access road must be 16 feet wide for one way traffic (only allowed in limited circumstances).
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 902.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required (See Exhibit 5).

Knox Box:

- Must have a KNOX key box for fire department access.
- Contact County Fire Department for info on the Knox Box System.

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 5 inches high with a 1/2" stroke. All occupancies shall have a distinct address. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 901.4.4.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 902 & 903. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

If I can provide additional information or assistance on this mater please don't hesitate to contact me at (805)543-4244.

Sincerely,



Gilbert R. Portillo
Fire Inspector

C: Mr. Michael G. Puhek, owner



6-21
COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Branch Development Plan D020050D & Parcel Map CO02-0246/S020088P ED02-329

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

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|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

☒ **Mandatory Findings of Significance**

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Susan Carroll
Prepared by(Print)

Susan Carroll
Signature

12/30/02
Date

Eric A. Miller
Reviewed by(Print)

Eric A. Miller
Signature

Ellen Carroll,
Environmental Coordinator
(for)

12/30/02
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93406-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: - Proposal by Cliff Branch to allow the construction of 8,924 square foot commercial building, 9 new parking spaces, and a new campanile tower and a new covered entry structure at the front of the existing building. In addition, a proposal for a Vesting Tentative Parcel Map to subdivide an existing 2.99 acre parcel into two parcels of 2.05 and 0.94 acres each. The project is located at 671 Teft Street one block southwest of Highway 101 in the community of Nipomo, in the South County planning area.

ASSESSOR PARCEL NUMBER(S): 092-130-016

SUPERVISORIAL DISTRICT #4

B. EXISTING SETTING

PLANNING AREA: South County - Inland

LAND USE CATEGORY: Commercial Retail

COMBINING DESIGNATION(S): None

EXISTING USES: A 20,600 square foot commercial office building and a drainage basin.

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Grasses; forbs

PARCEL SIZE: 2.99 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Commercial Retail/Shopping Center

East: Commercial Retail/Offices

South: Residential Multi Family/Scattered Residences

West: Commercial Retail/Retail stores

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

6-23
COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Introduce a use within a scenic view open to the public?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create glare or night lighting which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Visual Impacts - The project will be visually consistent with adjacent properties, as seen from public roads and public places; therefore, no significant visual impacts are expected to occur and no mitigation measures are necessary.

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Agricultural Resources Impacts - The project is located in a predominately office and residential area with no agricultural activities. No impacts to agricultural resources are anticipated.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Air Quality Impacts - As proposed, the project will result in the disturbance of approximately 9,000 square feet of material. This will result in both short-term vehicle emissions (which helps create ozone) and the creation of dust during construction. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below the threshold warranting any mitigation. Therefore, no mitigation measures are necessary and the potential impacts are considered less than significant.

4. BIOLOGICAL RESOURCES - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduces the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Biological Impacts - The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. Therefore, no significant impacts are expected to occur.

5. CULTURAL RESOURCES - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Cultural Resource Impacts -The project is located in an area historically occupied by the Obispeno Chumash. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials were noted on-site and no impacts are anticipated. No historic structures are present and no paleontological resources are known to exist in the area. Impacts to historic or paleontological resources are not expected.

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Include structures located on expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Involve activities within the 100-year flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -
Will the project:

- i) *Preclude the future extraction of valuable mineral resources?*
- j) *Other* _____

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Setting/Impacts.

Geology. The topography of the project ranges from nearly level to gently sloping. The area proposed for development is outside of the Geological Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low to moderate. No active faulting is known to exist on or near the subject property. There is no evidence that measures above what will already be required by ordinance or code are needed.

Drainage. The area proposed for development is outside of the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are well drained. No specific measures above what will already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. The soil types include: Oceano sand. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility and has a low shrink-swell characteristic.

Mitigation/Conclusion - Based on the proposed project and implementation of standard requirements, geological, drainage, and sedimentation/erosion impacts will be reduced to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

- a) *Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?*
- b) *Interfere with an emergency response or evacuation plan?*
- c) *Expose people to safety risk associated with airport flight pattern?*
- d) *Increase fire hazard risk or expose people or structures to high fire hazard conditions?*
- e) *Create any other health hazard or potential hazard?*
- f) *Other* _____

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hazards & Hazardous Material Impacts - The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. No impacts as a result of hazards or hazardous materials are anticipated.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise Impacts - The project will not generate nor is it exposed to significant stationary or transportation related noise sources, therefore, no significant noise impacts are expected to occur.

9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Use substantial amount of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Population and Housing Impacts - The project will not result in a need for a significant amount of new housing, and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

10. PUBLIC SERVICES/UTILITIES - Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. PUBLIC SERVICES/UTILITIES -

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The project area is served by the County Sheriffs Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station is the Nipomo station, which is about 2 miles from the proposed project. The closest Sheriff substations are in Arroyo Grande and Oceano.

Impact/Mitigation - No project-specific impacts to utilities or public services were identified. This project, along with numerous others in the area will have a cumulative effect on police, fire protection, roads, and schools. Public facility, traffic improvement and school fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recreation Impacts - The County Trails Plan does not show a future trail being considered on the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource, and will not create a significant need for additional parks.

12. TRANSPORTATION/ CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts

Project access will be off Teft Street, an arterial road. The site currently houses a commercial business center. The proposed project is not expected to significantly increase the traffic at this site or affect the levels of service on Teft Street or roadways in the surrounding area. County Public Works did not have any traffic comments or identify any potentially significant traffic concerns in their referral response.

Mitigation/Conclusion - Since no significant impacts were identified, no specific traffic-related mitigation measures are necessary beyond the required payment of Traffic Improvement Fees for the South County area.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wastewater Impacts - The project proposes to use Nipomo Community Services District to handle wastewater effluent. N.C.S.D. issued a preliminary will-serve letter indicating that they had the capacity to serve the proposed project, raising no potentially significant concerns. Therefore, no special measures are needed and potential impacts are considered less than significant.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER - Will the project:

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	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water Impacts - The project proposes to use Nipomo Community Service District as its water source. N.C.S.D. issued a preliminary will-serve letter indicating that they had the water resources to serve the proposed project, raising no potentially significant concerns. Therefore, no special measures are needed and potential impacts are considered less than significant.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts

The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use. Referrals were sent to several agencies to review for various policy consistencies. The project was found to be consistent with appropriate documents.

Mitigation/Conclusion - No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

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16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?* ☐ ☐ ☒ ☐
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)* ☐ ☒ ☐ ☐
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* ☐ ☐ ☒ ☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

G:\CURRENT\GEO TEAMS\North County Team\Susan\Branch\Branch MD wpd

Exhibit A - Initial Study References and Agency Comments

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an "X") and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
X	County Public Works Department	Attached
—	County Environmental Health Division	Not Applicable
—	County Agricultural Commissioner's Office	Not Applicable
—	County Airport Manager	Not Applicable
—	Airport Land Use Commission	Not Applicable
X	Air Pollution Control District	Not Applicable
—	County Sheriff's Department	Not Applicable
—	Regional Water Quality Control Board	Not Applicable
—	CA Coastal Commission	Not Applicable
—	CA Department of Fish and Game	Not Applicable
X	CA Department of Forestry	Attached
—	CA Department of Transportation	Not Applicable
X	Nipomo Community Service District	Attached
X	Nipomo Community Advisory Council	Attached

* "No comment" or "No concerns"-type responses are usually not attached

The following checked (✓) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

✓ Project File for the Subject Application	— Area Plan and Update EIR
County documents	— Circulation Study
— Airport Land Use Plans	Other documents
✓ Annual Resource Summary Report	✓ Archaeological Resources Map
— Building and Construction Ordinance	✓ Area of Critical Concerns Map
— Coastal Policies	✓ Areas of Special Biological
✓ Framework for Planning (Coastal & Inland)	Importance Map
✓ General Plan (Inland & Coastal), including all	✓ California Natural Species Diversity
maps & elements; more pertinent elements	Databases
considered include:	✓ Clean Air Plan
✓ Agriculture & Open Space Element	✓ Fire Hazard Severity Map
✓ Energy Element	✓ Flood Hazard Maps
✓ Environment Plan (Conservation,	✓ Natural Resources Conservation
Historic and Esthetic Elements)	Service Soil Survey for San Luis
✓ Housing Element	Obispo County
✓ Noise Element	✓ Regional Transportation Plan
— Parks & Recreation Element	✓ Uniform Fire Code
✓ Safety Element	✓ Water Quality Control Plan (Central
✓ Land Use Ordinance	Coast Basin - Region 3)
— Real Property Division Ordinance	— Other
✓ Trails Plan	— Other
— Solid Waste Management Plan	

In addition, the following project-specific information and/or reference materials have been considered as a part of the Initial Study:

Cultural Resource Inventory of the Laborer's Parcel, Bertrando & Bertrando, February 11, 2002